

North East Crossing Tax Increment Reinvestment Zone #15 Status Report



BACKGROUND

- **Designated:** June 13, 2002
- **Termination Date:** September 30, 2026
- **Developer Initiated**
- **Location:** Eisenhower Road, Gibbs Sprawl Road and Walzem Road
- **Developer:** Neighborhood Revitalization Initiative, Ltd.
- **Average Sales Price of Homes:** \$77,000.00 - \$110,000.00
- **City Council District:** 2
- **Local School District:** Judson ISD, Northeast ISD
- **Bexar County Precinct:** 4
- **State Representative District:** 120
- **State Senator District:** 21
- **Proposed Developments:** 1,364 single-family units
- **Zone Term:** 24.32 Years
- **Participating Taxing Entities:** City of San Antonio, Bexar County and Alamo Community College District
- **Size:** 444.00 Acres
- **Sales Price:** \$77,000-\$110,000
- **Base Value:** \$1,488,700
- **Zone Current Value:** \$46,776,705
- **Amount Paid to Developer:** \$634,529.00
- **Balance Due:** \$2,158,752.69

CONSTRUCTION SCHEDULE

		Proposed Development	Actual Development
Year	Phase	Single-Family	Single-Family
2002	I & II	72	51
2003	III	119	119
2004	IV	82	82
2005	V	119	50
2006	VI	56	0
2007	VII	107	72

2008	VIII	93	0
2009	IX	98	0
2010	X	96	0
2011	XI	87	0
2012	XII	90	0
2013	XIII	94	0
2014	XIV	91	0
2015	XV	91	0
2016	XVI	69	0
Total		1,364	374

Participation Summary			
Taxing Entities	COSA	Bexar County	ACCD
Participation Rate	100%	100%	100%
Maximum Dollar Contribution	\$18,281,317.23	\$10,135,586.46	\$3,305,261.14
Contribution to Date	\$684,772.00	\$363,965.00	\$158,597.00

Pending Items: Address Street failures in project and work with SAWS, Bexar Met, and developer to resolve water leaks